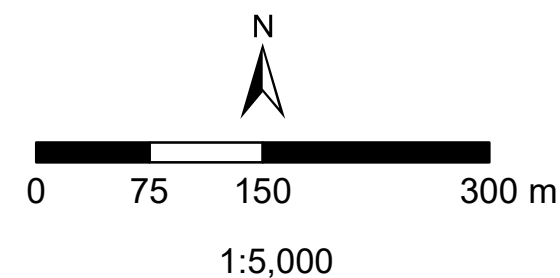
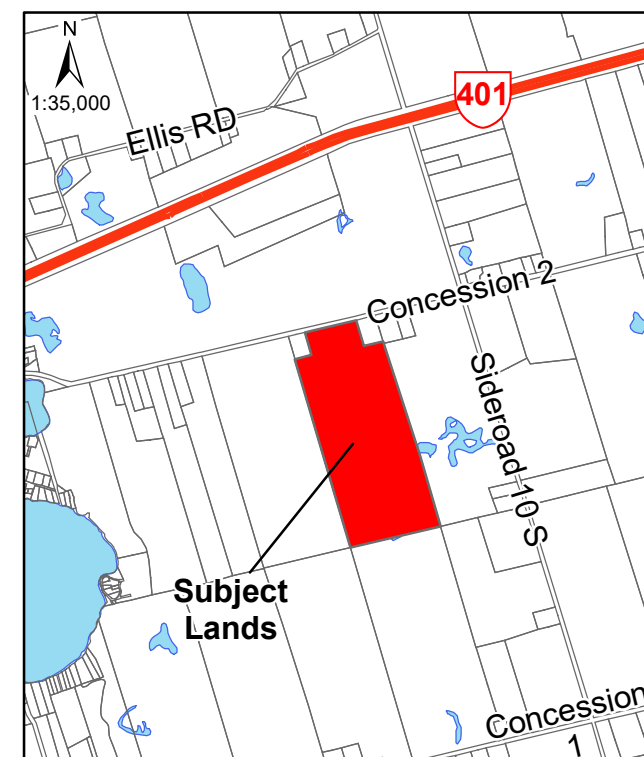


COUNTY OF WELLINGTON LAND DIVISION

B146-22

Applicant:
Baljit, Harbir & Gurmukh Kang
Township of Puslinch
6705 Concession 2



Date: January 2023
Produced by: County of Wellington Planning & Development Department

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May not be reproduced without permission.

Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
INCLUDES MATERIAL ©2015 OF THE QUEEN'S
PRINTER FOR ONTARIO. ALL RIGHTS RESERVED
2020 Ortho imagery.



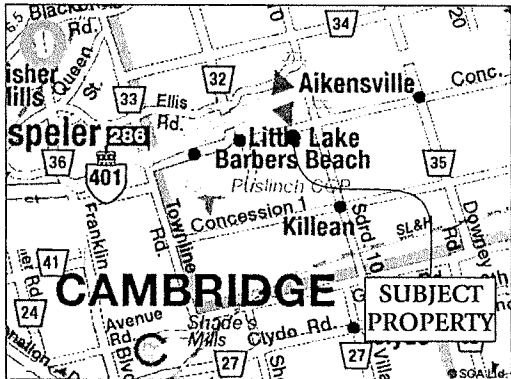
SEVERANCE SKETCH
PART OF LOT 9, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000

0 40 80 160 240 meters

VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. T.B.R. DENOTES TO BE REMOVED.
8. N.T.S. DENOTES NOT TO SCALE.

- O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED
ON THE 29th DAY OF NOVEMBER 2022

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 30219-21

Nov 29, 2022-2:58:42 PM

G:\PUSLINCH\Con1\ACAD\SEV LOT 9 (KANG) UTM.dwg

2146-27-Kana

REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION
NOTE: IF EXPEDITED ATTENDANCE NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE.
SIGN AND RETURN 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY.

Date of Consideration: 02/09/2023 EXPEDITED
File Number: B146-22
Applicant: Baljit, Harbir & Gurmukh Kang
Subject Lands: Township of Puslinch - Part Lot 9, Concession 1

Proposal is a request for consent to convey fee simple for a proposed rural residential lot 0.9 ha, vacant; retained being 39.5 ha, existing agricultural with dwelling, garage and shed.

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to Official Plan; severed parcel is located fully within the Secondary Agricultural designation. No new lots have been created on parcel since March 1, 2005 and have been owned by applicant over 5 years; no concerns
Township of Puslinch	Committee supports application; severed and retained comply with zoning; conditions to apply
Grand River CA	severed parcel does not contain any features of interest to GRCA and no changes to the retained lands are proposed - no objection
Source Water	activity as indicated would not create a significant drinking water threat. The applicant can be screened out and does not require a Section 59 notice under the Clean Water Act

PROPOSED CONDITIONS of APPROVAL

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3) **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4) **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5) **THAT** the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **THAT** safe access to the proposed severed lands can be accommodated to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) **THAT** the barn and driveway located on the retained parcel be removed to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.

*****Conditions may be deleted, added to, or changed at meeting*****

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9

January 26, 2023

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B146-22

APPLICANT

Baljit, Harbir & Gurmukh Kang
6705 Concession 2
Puslinch N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 9
Concession 1

Proposed severance is 70m fr x 127m = 0.9 hectares, vacant land for proposed rural residential use.

Retained parcel is 39.5 hectares with 175m frontage, existing and proposed agricultural use with existing dwelling, garage and shed. Drive shed and barn to be removed.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, FEBRUARY 09, 2023** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR IS NOT REQUIRED TO ATTEND.** MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office, 74 Woolwich St. Guelph ON N1H 3T9
Phone - (519) 837-2600 x2170 Fax - (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇒ **Government**
- ⇒ **Council and Standing Committees**
- ⇒ **Agenda & Minutes**
- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**

TO: Van Harten Surveying Inc.



RECEIVED

JAN 17 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B146/22
Location	Part Lot 9 Concession 1 TOWNSHIP OF PUSLINCH
Applicant/Owner	Baljit Kang, Harbir Singh Kang, & Gurmukh Singh Kang

PLANNING OPINION: The application would sever a vacant 0.9 ha (2.2 ac) rural residential parcel within the Secondary Agricultural Area. A 39.5 ha (97.6 ac) parcel would be retained with an existing dwelling, shed, garage, as well as a barn/driveshed that is proposed to be removed.

This application is consistent with Provincial policy and would generally conform to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- a) That driveway access can be provided to the severed and retained lands to the satisfaction of the of the appropriate road authority;
- b) That the barn/driveshed on the proposed retained parcel is removed to the satisfaction of the local municipality; and
- c) That MDS be addressed to the satisfaction of the County of Wellington Planning and Development Department.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.3.3 of the PPS states new land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the Minimum Distance Separation (MDS) Formulae. There is an existing barn/drive shed on the subject lands that is proposed to be removed by the applicant. A condition for MDS I compliance has been proposed to ensure the barn is removed.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as SECONDARY AGRICULTURAL, CORE GREENLANDS and GREENLANDS within the County of Wellington Official Plan. The subject lands are also located within the Paris Galt Moraine Policy Area. Identified features include significant woodlands, wetlands, and Environmentally Sensitive Area. The proposed severed parcel is located fully within the SECONDARY AGRICULTURAL designation.

According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the following criteria:

- a) The lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and Minimum Distance Separation requirements;
- b) The accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;
- c) The lot has access to an open public road;
- d) The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
- e) The residential use is compatible with surrounding development;
- f) The use is well removed from any settlement boundary;
- g) The lands have been owned by the applicant for at least five years.

No new lots have been created on the parcel since March 1, 2005 and the lands have been owned by the applicant for over 5 years.

The matters under section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is partially located in Wellhead Protection Area D with a vulnerability score of 4.

LOCAL ZONING BY-LAW: The subject property is zoned Agriculture (A) Zone, Natural Environment (NE) Zone, and contains the Environmental Protection Zone Overlay. The proposed severed parcel is fully located within the A Zone. The proposed severed and retained lots meet the minimum lot frontage and area requirements of the A Zone. It has been indicated that the barn/driveshed on the retained parcel is proposed to be removed and a condition has been proposed for the removal of the building.



Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

SITE VISIT INFORMATION: The subject property was visited and photographed on January 6th, 2023. Notice Cards were posted and the survey sketch appears to meet the application requirements.

A handwritten signature in black ink, appearing to read 'Joanna Salsberg', written over a horizontal line.

Joanna Salsberg, B.A., M.PL.
Planner
January 17th, 2023

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The application and sketch are enclosed for your information.

APPLICANT	FILE NO. 146-22	LOCATION OF SUBJECT LANDS
Baljit, Harbir & Gurmukh Kang 6705 Concession 2 Puslinch N3C 2V4		Township of Puslinch Part Lot 9 Concession 1

Proposed severance is 70 meters frontage x 127 meters=0.9 hectares, vacant land for proposed rural residential use.

Retained parcel is 39.5 hectares with 175 meters frontage, existing and proposed agricultural use with existing dwelling, garage and shed. Drive shed and barn to be removed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-01-000-003-22700-0000

Does this description reasonably describe the parcel holdings? YES (x) NO ()
If answer is NO, please provide new information:

Do you consider this proposal to conform to your Official Plan? YES () NO ()

What Section(s) does it conform to or contravene? (Please specify)

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES (x) NO ()

(Please Specify)

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (x) NO ()

(Please Specify)

If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES () NO () N/A (x) or Minor Variance YES () NO () N/A (x)

Is proposal on an opened maintained year-round public road? YES (x) NO ()

If answer is NO, is municipality willing enter into an agreement regarding use of the seasonal road, or opening up the road?
(Please Specify)

Is the Proposed Lot (s) serviced now by Municipal Water YES () NO (x)

Is the Retained Lot serviced now by Municipal Water YES () NO (x)

Is the Proposed Lot(s) serviced now by Municipal Sewers YES () NO (x)

Is the Retained Lot serviced now by Municipal Sewers YES () NO (x)

Is there a Capital Works Project underway to service these lots in the near future? YES () NO (x)

Approximate Time of Servicing Availability:

Are there any other servicing arrangements, Municipal Easements OR Municipal Drains on the subject lands?

RECEIVED
JAN 11 2023
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

FILE NO.: B146-22

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES (X) NO ()

Is there any further information that may assist the Planning and Land Division Committee?
(A letter may be attached if there is insufficient space to explain)

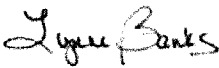
The Committee supports the application, subject to the condition(s) listed below.

Is the Municipality in support of this application? YES (x) NO ()

What Conditions, if any, are requested by the Municipality if the Consent is Granted?

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That safe access to the proposed severed lands can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the barn and driveshed located on the retained parcel be removed to the satisfaction of the Township; and further, that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

Does the Municipality request a Notice of the Decision? YES (x) NO ()

SIGNATURE 

TITLE Development & Legislative Coordinator

ADDRESS 7404 Wellington Road 34, Puslinch N0B 2J0

DATE January 10, 2023



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

January 18, 2023

via email

GRCA File: B146-22 – 6705 Concession Road 2

Deborah Turchet, Secretary-Treasurer
County of Wellington Planning and Land Division Committee
74 Woolwich Street
Guelph, ON N1H 3T9

RECEIVED

JAN 18 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet,

Re: Application for Consent B146-22
6705 Concession Road 2, Township of Puslinch
Baljit, Harbir & Gurmukh Kang

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent application to sever a lot for proposed rural residential use.

Recommendation

The Grand River Conservation Authority (GRCA) has no objection to the proposed consent application.

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our Memorandum of Understanding with The County of Wellington and as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that retained parcel contains portions of the provincially significant Mill Creek Puslinch Wetland Complex and the regulated allowance adjacent to the wetlands. A portion of the retained parcel is also identified as part of the Greenlands System in the County of Wellington Official Plan (2022). The lands to be severed do not contain any natural hazard features of interest to the GRCA.


Due to the presence of the features noted above, a portion of the retained parcel is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The proposed consent application will sever a portion of vacant land for proposed rural residential uses. The severed parcel does not contain any features of interest to the GRCA and no changes to the retained lands are proposed. As such, we have no objection to the approval of this application.

We acknowledge receipt of the applicable plan review fee in the amount of \$445.00 for the GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

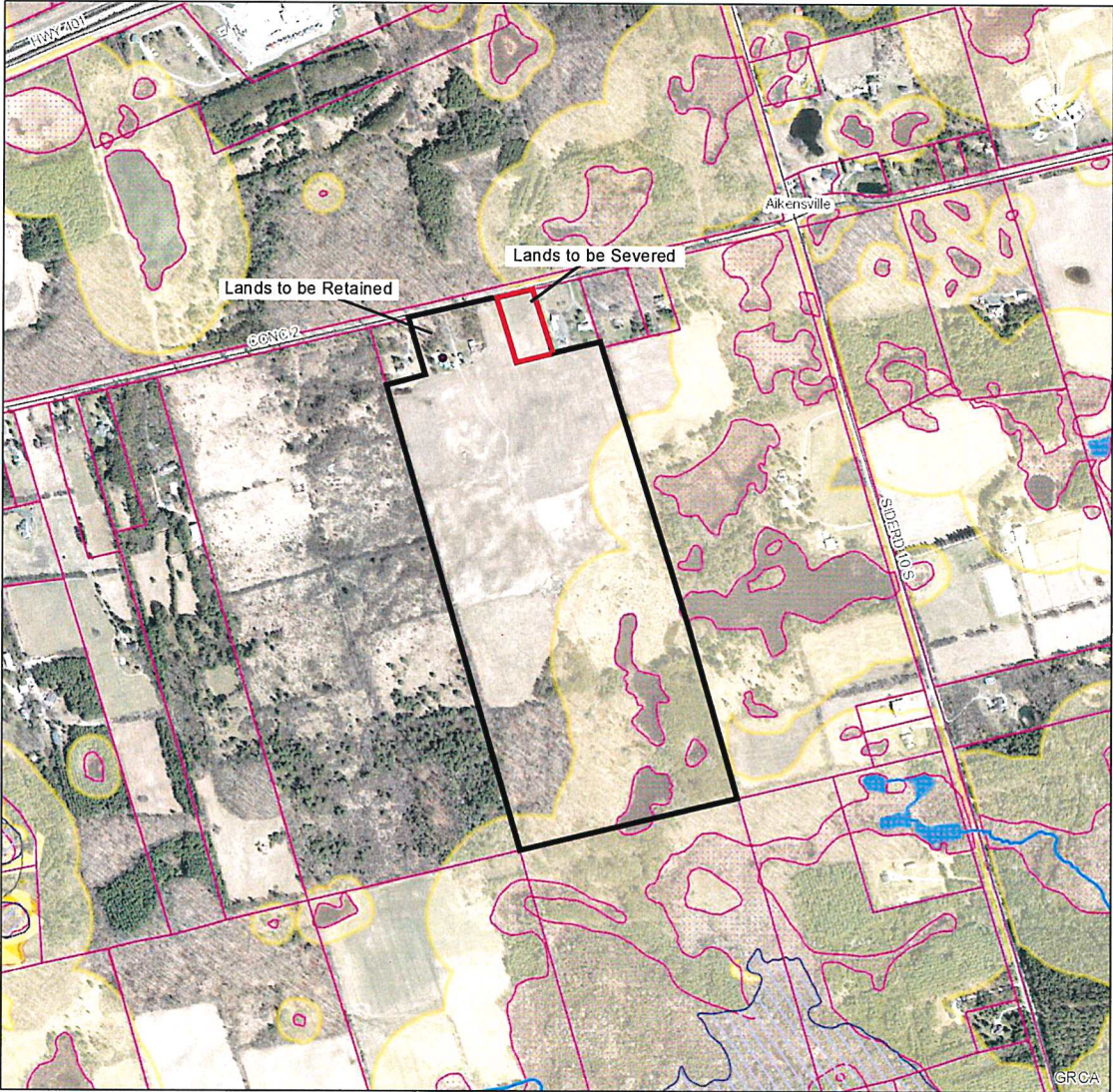
Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Herreman', with a stylized flourish at the end.

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Map

Copy: Baljit Kang, Harbir & Gurmukh Kang (via email)
Jeff Buisman, Van Harten Surveying Inc. (via email)
Township of Puslinch (via email)



Grand River
Conservation Authority
Date: Dec 09, 2022
Author: ah

B146-22 - 6705 Concession
Road 2

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Special Policy Area
- Slope Valley (GRCA)
 - Sleep
 - Oversteep
- Slope Erosion (GRCA)
 - Sleep
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

0 62.5 125 250 375 Meters
NAD 1983 UTM Zone 17N
Scale: 10,560

Map Centre (UTM NAD83 z17): 561,601.76 4,808,155.55

This map is not to be used for navigation | 2020 Ortho (ON)

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, December 7, 2022 2:11 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B146-22 - Consent
Attachments: WHPA_Map_Concession2_6705.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

From: Jana Poechman <janap@wellington.ca>
Sent: December 1, 2022 10:20 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B146-22 - Consent

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

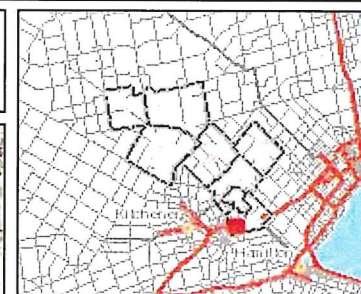
Good Morning.

Here is a consent application for your review.

We plan to circulate December 8th.

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca



Parcels

- Local Road
- County Road
- Highway

Waterbodies

Watercourses

Well Locations

Issue Contributing Area

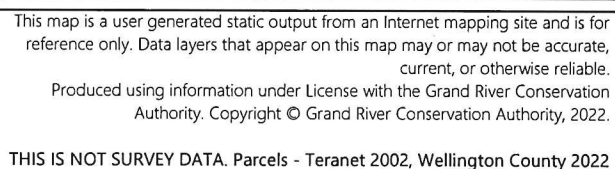
- Chloride
- Nitrate
- Sodium
- TCE

Wellhead Protection Area

- A
- B
- C
- D

Vulnerability Score

- 10
- 8, D; 8, C
- 2, 4, 6 (A, B or C)
- 2, 4, 6; 2, 4, D; 2, 4, 6 (D); 4, D; 6



Notes

November 30, 2022

30219-21

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
6705 Concession 2
Part of Lot 9, Concession 1
PIN 71207-0164
Township of Puslinch**

RECEIVED

NOV 30 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$445.00 and a cheque to Wellington County for \$4,720.00.

Proposal

The proposal is to create a new rural residential parcel along Concession 2 in Puslinch. The Severed Parcel will have a frontage of 70±m, depth of 127±m, for an area of 0.9±ha where a dwelling is proposed. The parcel was configured so that the rear limit will be in line with the parcel to the east. The site has been evaluated and safe entrance is possible. The zoning requirements are met for this parcel.

The Retained Parcel – known as #6705 Concession 2 Road – has a frontage of 175±m, depth of 1,021±m, for an area of 39.5±ha where the existing dwelling and accessory buildings will remain. The existing entrance will continue to provide safe access to the dwelling. There is an old drive shed/barn that will be removed in order to meet MDS to the Severed Parcel.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

The subject property is zoned Agricultural and the zoning requirements are met for both the Severed and Retained Parcels.

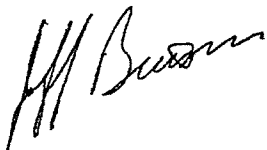
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- Zoning requirements are met for the Severed Parcel.
- MDS requirements are met.

In summary this severance is very practical and follows the relevant criteria for a severance.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Natalie & Garry Kang